




MINUTE SHEET

THURSDAY, July 30, 2020

Regular Meeting - Virtual

The Honorable Zoning Administrator of the County of Humboldt held a regular meeting on the above date within the Humboldt County Planning and Building Department at 3015 H Street in Eureka, California. The Zoning Administrator and the Zoning Administrator Clerk of the County of Humboldt hereby certify the foregoing to be a true and correct record of the actions taken on the above-entitled matters by said Zoning Administrator at the meeting held on date noted above.


Laura McClenagan
Zoning Administrator Clerk


John H. Ford
Zoning Administrator

ZONING ADMINISTRATOR

JOHN H. FORD
Director, Planning and Building



COUNTY STAFF

MICHAEL RICHARDSON
Supervising Planner
STEVE WERNER
Supervising Planner
CLIFF JOHNSON
Supervising Planner

**ZONING ADMINISTRATOR
COUNTY OF HUMBOLDT**

**Planning and Building Department
3015 H St.
Eureka, CA 95501**

ACTION SUMMARY

Thursday, July 30, 2020

10:00 AM

Regular Meeting - Virtual

NOTE: In accordance with Executive Order N-29-20 the County of Humboldt Zoning Administrator meeting was held virtually until further notice.

A. CALL TO ORDER

Director John Ford called the meeting to order at 10:08 a.m.

B. AGENDA MODIFICATIONS

C. CONSENT CALENDAR

1. Jesse Cabral, Special Permit
Record Number: PLN-2019-16072
Assessor's Parcel Number: 108-071-003
Whitethorn area

A Special Permit is requested for 5,250 square feet of existing outdoor commercial cannabis cultivation. Propagation occurs onsite in a proposed 525-square-foot greenhouse. The irrigation water source is a rain catchment pond with a 120,000-gallon capacity. Estimated annual water use is 110,000 gallons. Drying and processing will occur in a proposed 3,000-square-foot building. Power is provided by solar and a hydroelectric system. A Special Permit is also requested to reduce the required 600-foot setback from the King Range National Conservation Area to approximately 590 feet.

Find that the Zoning Administrator has considered the Addendum to the Environmental Impact Report adopted for the Commercial Cannabis Land Use Ordinance pursuant to Section 15164 of the State CEQA Guidelines, made all of the required findings for approval of the Special Permit based on the evidence in the staff report and adopted the Resolution approving the proposed Jesse Cabral project subject to the recommended conditions.

2. Wilma Ranch, LLC, Special Permit
Record Number PLN-2019-16101
Parcel Number: 216-022-013
701 Miller Ranch Road, New Harris area

A Special Permit for 10,000 square feet (sf) of existing outdoor cannabis cultivation, and a setback reduction from lands managed by the Bureau of Land Management (BLM). This permit would authorize 10,000 square feet of cultivation, onsite relocation, and the restoration of historic garden sites. Water for irrigation would be sourced from an onsite well. The applicant anticipates annual water demand to total approximately 80,000 gallons. Drying and bucking would occur in the proposed metal building onsite. Further processing activities such as trimming, and packaging would be performed offsite at a permitted third-party facility. Renewable power would be provided by the renewable energy option offered by PG&E.

Find that the Zoning Administrator has considered the Addendum to the Environmental Impact Report adopted for the Commercial Cannabis Land Use Ordinance pursuant to Section 15164 of the State CEQA Guidelines, made all of the required findings for approval of the Special Permit based on the evidence in the staff report and adopted the Resolution approving the proposed Wilma Ranch LLC project subject to the recommended conditions.

D. ITEMS PULLED FROM CONSENT

E. PUBLIC HEARINGS

1. Humboldt Gardens, LLC, Special Permit

Record Number: PLN-2019-15706

Assessor's Parcel Numbers: 107-056-003, 107-233-013, 107-234-013 & 107-234-014

Honeydew area

A Special Permit for 43,560-square feet (1 acre) of existing outdoor cannabis cultivation in fifteen (15) greenhouses. Immature plants are sourced from an off-site nursery. Irrigation water is from three permitted groundwater wells. Estimated annual water use is 416,756 gallons (9.6 gal/sf). Water storage totals 28,500 gallons in eleven (11) tanks. Power is provided by mobile solar/battery units. Drying and curing occurs onsite in three (3) existing sheds and one (1) proposed shed. Processing will occur off-site at a licensed facility. There will be up to four (4) workers on site during peak operations.

Find that the Zoning Administrator has considered the Addendum to the Environmental Impact Report for the Commercial Cannabis Land Use Ordinance (CCLUO) pursuant to Section 15164 of the State CEQA Guidelines, made all of the required findings for approval of the Special Permit and notice of merger based on evidence in the staff report, and adopted the Resolution approving the proposed Humboldt Gardens, LLC, project subject to the recommended conditions.

F. ADJOURNMENT

Director John Ford adjourned the meeting at 10:12 a.m.

Persons wishing to file documentation on any agenda item for the official record must submit an original and four (4) copies of each document to the Zoning Administrator Clerk at the Planning and Building Department, 3015 H Street in Eureka.